



AVAILABLE

FOR
LEASE

5325 S Valley View
Las Vegas, NV 89118

- Major Renovations Recently Completed!
- ±2,679-15,269 SF Available
- Blocks From Allegiant Stadium
- Walking Distance To The Las Vegas Strip
- Easy Access To Both I-15 And 215 Freeways
For Seamless Connectivity Across The Valley
- Accepted Tenant Uses Include:
 - Automotive
 - Fabrication
 - Construction
 - Fleet Maintenance
 - Studio/Production

INTRO RATE \$1.00 PSF

Property Specs

Prime Industrial Space with High Visibility

Stadium View Commerce Center is a free-standing industrial property strategically located on the corner of Valley View Blvd and Hacienda Ave. Strong Frontage with monument signage visible to 26,000 Cars per day. Currently the building offers suites from ±15,269 SF available.

Property Features

- New Exterior Paint
- New Parking Asphalt
- Renovated Office Space
- HVAC/Evap Cooled
- 3 Phase Power, 800 AMPS
- Clear Height ±16'-18'
- Fully Sprinklered
- Grade Level Doors
 - Three (3) 14'x14'
 - Six (6) 12'x12'
 - Two (2) 24'x14'

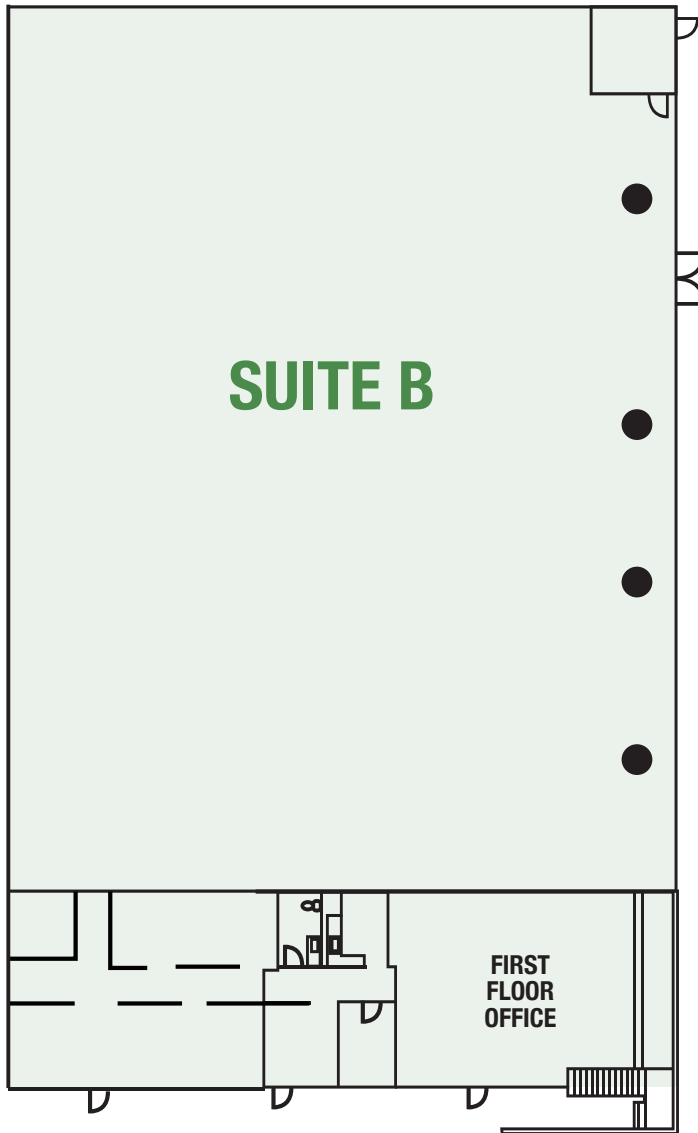


OR TEXT 22881 TO 39200

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SUITE B



Property Details

ADDRESS	5325 S valley View Blvd Suite B
TOTAL SF	±15,269 SF
LEASE RATE	Intro Year 1 Rate \$1.00/SF
CAM RATE	\$0.32/SF (Taxes, Insurance, Common Area Maintenance)
WAREHOUSE SF	±12,769 SF
FIRST FLOOR OFFICE SF	±2,500 SF
GRADE DOOR	Two (2) 14'x14' Two (2) 12'x12'
POWER	3 Phase Power, 800 Amps
RESTROOM	Three (3) Restrooms

● GRADE LEVEL DOOR



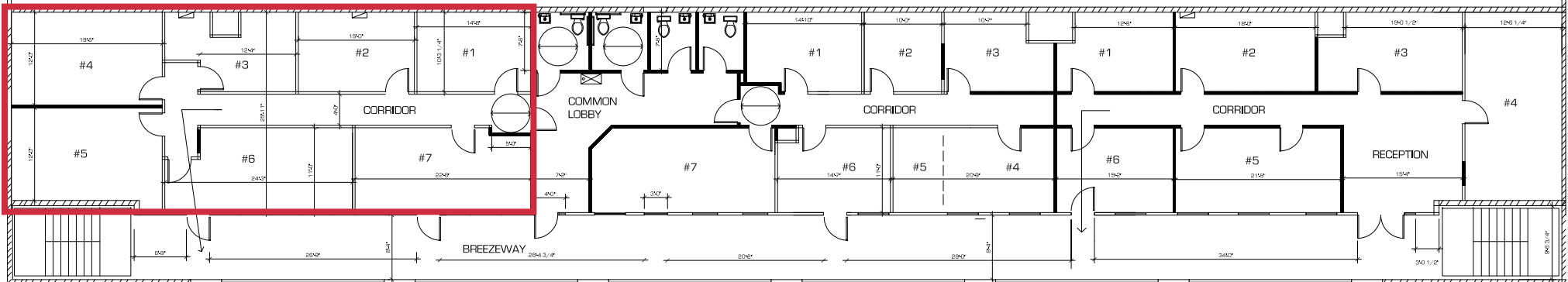
Property Details

ADDRESS	5325 S valley View Blvd 2nd Floor Office
TOTAL SF	±2,679 SF
LEASE RATE	Intro Year 1 Rate \$1.00/SF
CAM RATE	\$0.32/SF (Taxes, Insurance, Common Area Maintenance)

*Warehouse tenants can add the additional office space to suite B

SUITE D OFFICE

SECOND FLOOR OFFICE





PHOTOS





PHOTOS





AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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